

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING—June 16, 1965

Appeal #8251 Richard S. Cohen, et al. appellants

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on June 22, 1965:

ORDERED:

That the appeal to erect an apartment building with automobile parking in front of the building at 1849 Kendall St. N.E., lots 9, 803 and 804, square 4047, as amended to permit over-occupancy of the lot, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds that the provision of three parking spaces in front of the building in this instance results in better arrangement for the apartment building as the provision of the three spaces in the rear results in a fourteen foot driveway from Kendall Street to the rear, thus resulting in a rather narrow building with split up units therein.

(2) The Board further finds that the arrangement of these parking spaces with appropriate planting as shown on the plans will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps. We further find that this exception will be in harmony with the general purpose and intent of the zoning regulations and maps.

(3) The Board further finds that the request to exceed the lot occupancy of the R-4 District from 40% to 48% is justified to permit the erection of this proposed apartment building with the design and layout as shown on plat on file with the Board. We find that the variance requested can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

(4) There was no objection to the granting of this appeal registered at the public hearing.

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